

STRATEGIC LAND AT HUNTLEY

HUNTLEY | GLOUCESTERSHIRE | GL19 3DZ



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INVITING PROPOSALS FROM DEVELOPERS AND PROMOTERS FOR THIS EXCELLENT BLOCK OF STRATEGIC LAND AT HUNTLEY, WHICH IS WELL POSITIONED ON THE SOUTH-WESTERN EDGE OF THE VILLAGE. HUNTLEY IS A BUSY SETTLEMENT WITHIN THE FOREST OF DEAN DISTRICT. THE LAND HAS ROADSIDE ACCESS AND FRONTAGE FROM THE A40 WHICH AS A ROAD PROVIDES ACCESS TO THE M5 MOTORWAY JUNCTION 11.

- Superb location adjacent to the A40 at Huntley •
- Excellent accessibility from the A40 to the A48, A417, M50 and M5 (J. 11) •
- Prime Strategic development land opportunity •
- Excellent strategic position between Ross-on-Wye and Gloucester •
- Inviting option / promotion agreement proposals •
- Extending to approximately 10.57 acres (4.28 ha) •

DISTANCES

Gloucester 7.4 miles • Newent 7.8 miles • Cinderford 8.3 miles

Ross-on-Wye 9.5 miles • Cheltenham 14.7 miles • Monmouth 18.8 miles

Hereford 22.4 miles • Bristol 41 miles • London 110 miles

Gloucester Railway Station 7.3 miles • Bristol Parkway Railway Station 36.4 miles

Bristol Airport 52.3 miles • Birmingham Airport 66 miles

Cardiff Airport 68 miles • Heathrow Airport 97.4 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The land at Huntley enjoys an excellent location situated on the south-western side of the village of Huntley, located between the city of Gloucester and the market town of Ross-on-Wye, benefitting from direct roadside frontage and access from the A40 which provides direct access to Junction 11 of the M5, just 11 miles to the east.

The historic city of Gloucester is just 7.4 miles away and boasts excellent employment opportunities, private, grammar and state schools and the University of Gloucester. Whilst the historic Gloucester Cathedral is the most prominent landmark, the city is also home to Gloucester Rugby Club who play Premiership Rugby, England's top division of rugby, as well as in European competitions.

Ross-On-Wye, positioned just 9.5 miles away is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and leisure activities.

An abundance of tourism and recreational activities exist within the wider Gloucestershire region, especially within the beautiful Cotswolds Area of Outstanding Natural Beauty and historic Forest of Dean.

THE LAND

The Land at Huntley is well positioned to the south-western edge of the village of Huntley, Huntley is a thriving growing village with a primary school, village hall, butcher, public house, Texaco fuel station, cricket club and football club. The land is positioned directly opposite the Texaco fuel station on the south side of the A40 and accessed directly from it and comprises a level, extensive field enclosure of pastureland extending to 10.57 acres (4.28 hectares) with direct access to the public highway.

The population of Huntley is circa 1,150 people (2021 census).

The land has excellent connectivity from the A40 and benefits from public footway access directly opposite the site giving access to the bus stop, positioned adjacent to the land; The Red Lion Bus Stop giving access in both directions to Ross-on-Wye to Cinderford (Bus 33) and Gloucester to Coleford (Bus 24).

The land is positioned within the Huntley Neighbourhood Plan, but sits just outside the Huntley development boundary in the current Forest of Dean Local Plan. The land is all within open countryside but is considered to have strategic planning potential being suitably located on the edge of the village.



KEY INFORMATION

Services: All interested parties should satisfy themselves to the availability and connection costs for all services & utilities to the site and rely upon their own enquiries.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Forest of Dean District Council. Telephone 01594 810000.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars. Interested parties are to undertake and rely upon their own enquiries.

Terms: The site is available for an option / promotion agreement proposals. Parties are invited to submit terms on the following basis:

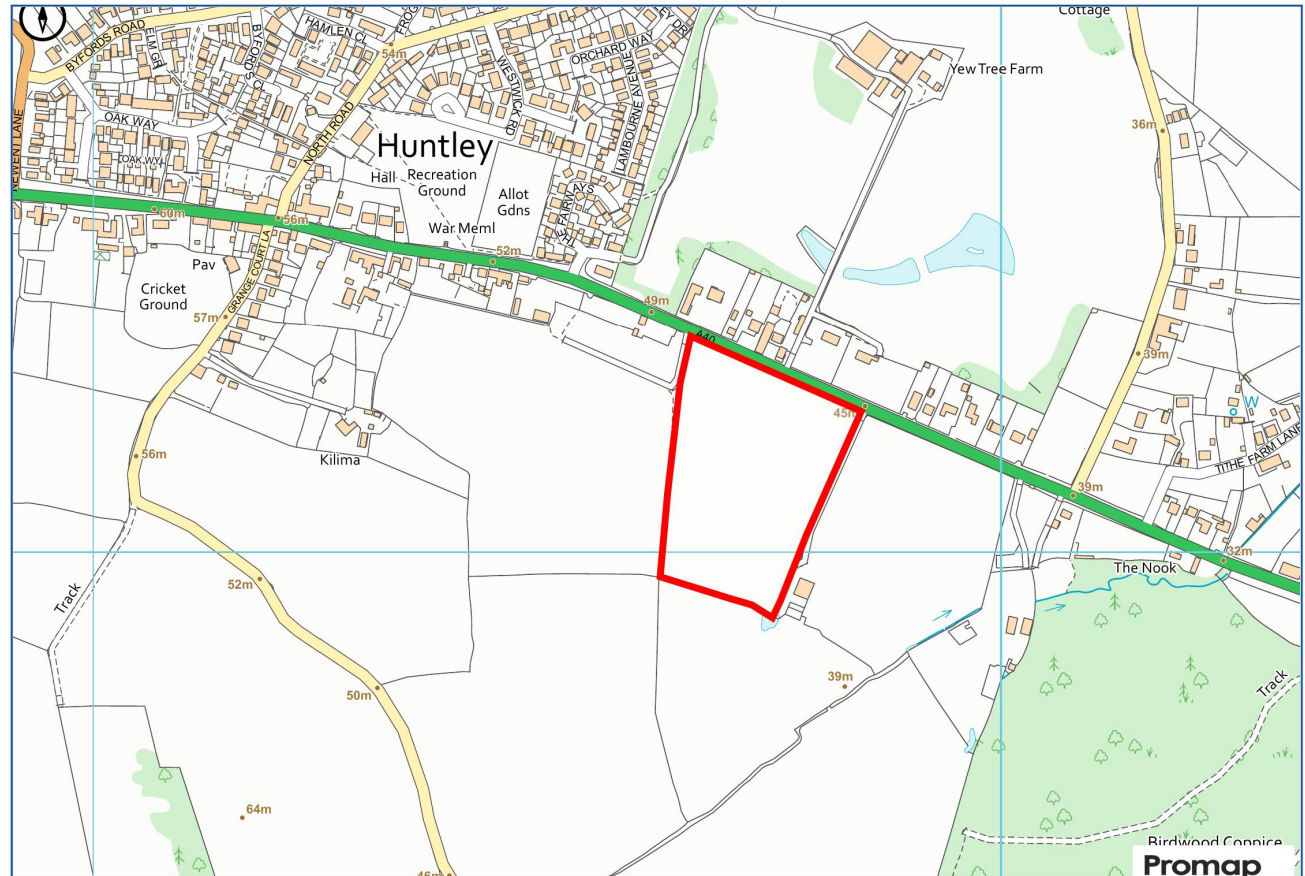
- * Company Name / Details of entity submitting the proposal
- * Percentage of Sale Price / Market Value Discount
- * Term of agreement / Longstop date provision
- * Any deductible costs and proposed deductible cost caps
- * Minimum price provisions
- * Premium to landowner
- * Intended planning consultant
- * Confirmation of payment of landowner's professional & legal fees (please enquire)

Viewings: Viewing is permitted during daylight hours with a copy of these particulars in hand. No vehicles are permitted onto the site.

Directions: From Junction 11 of the M5 (Golden Valley Junction) exit onto the Golden Valley Bypass, A40 in the direction of Gloucester. After 2 miles at the Elbridge Court Roundabout stay in the right hand two lanes to remain on the A40. Continue for another two miles and at the Oxstalls Roundabout take the second exit to remain on the A40. Proceed for 1.4 miles. At the Over Roundabout take the second exit to remain on the A40. Continue for 6.1 miles entering the village of Huntley and the land will be on your left, opposite the Texaco filling station.

Poste Code: GL19 3DZ

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